

MINUTES
ADVISORY COMMITTEE
Thursday, March 12, 2015
Committee Room 207
5:30 p.m.

Members Present: Council President Tom DeWane, Council Vice-President Mark Steuer, Ald. Jerry Wiezbiskie, Ald. Guy Zima, Ald. Chris Wery

Others Present: Mayor Jim Schmitt, Ald. Sladek, Ald. Nennig, Ald. Scannell, City Attorney Jim Mueller, Planning Director Kim Flom, Dan Lindstrom, Chief of Staff Andy Rosendahl, various members of the media

1. **Call to order.** The meeting was called to order by Council President Tom DeWane at 5:30 pm. Alders Steuer, Wiezbiskie, Wery and Zima are present. Alders Nicholson and Danzinger are excused.

2. **Approval of the agenda.** Ald. Tom DeWane asks for motion to approve, Ald. Steuer motions, seconded by Ald. Wery to approve the agenda. Motion carried.

3. Ald. Tom DeWane asks for motion to take item 5 after item 3. Ald. Steuer motions, seconded by Ald. Wery. Motion carried.

4. **Approval of the minutes of the February 19, 2015 Advisory Committee meeting.** Motion by Ald. Wiezbiskie seconded by Ald. Steuer to approve the minutes of the February 19, 2015 Advisory Committee meeting as submitted. Motion carried.

5. **Request by Ald. Zima, on behalf of himself and the residents of Green Bay, that the voice messages of Mayor James Schmitt be removed from the city phone system while persons are on hold when waiting for service from City departments.**

Ald. Tom DeWane gives the floor to Ald. Zima.

Ald. Zima states he doesn't know how everybody else feels, but when he gets this message he feels like "wow, this is the most self serving thing I've ever seen in my life". He states he's never called any city or department and suddenly gets a

message from the mayor who happens to be running for office and have to hear his cheerful voice. If you're put on hold for 45 seconds or more he suddenly comes on again. He feels it's inappropriate and not the sort of thing we should have here in the City of Green Bay. He motions that the message be redone and substituted with something that is neutral and has nothing to do with any political person.

Ald. Tom DeWane asks if there is a second which there is not. He then asks for motion for discussion. Ald. Steuer seconds for discussion.

Ald. Wiezbiskie states that the Mayor does play some beautiful music on there, adding that the Civic Symphony is a group he feels we all are pretty proud of. He questions if this is a practice with other cities, stating we need to look at what other people are doing.

Ald. Steuer asks Mayor Schmitt what the thought process was going into this. Ald. Tom DeWane adds "after 12 yrs" and clarifies that Ald. Steuer is asking why now since they believe it's only been on for a month or so.

Mayor Schmitt states that it has not been on for only a month or so. He then asks if he can address. Mayor Schmitt states that a year and a half ago, the city started to work closer with the Green Bay Civic Symphony, raising money for them. He told them the city needs to change their on hold so they did a recording. His voice says "sorry you're on hold, but while you are, please enjoy the music of our own Green Bay Civic Symphony". He has never heard a complaint on that until 3 weeks before the election when Mr. Zima put in a communication on behalf of him and residents of Green Bay. He stated he has the authority to do this and checked with the League of Municipalities and learned there is no federal law or anything that states the chief executive doesn't have the power to authorize this. He said it's something that other cities have done and said he finds this political. He doesn't see anything wrong with this on hold music. Mayor Schmitt stated he goes to 500 events a year and recently welcomed the WIAA Women's Basketball. He inquired if that is going to stop too? Is that self serving or is that just being a community steward? He stated he doesn't want this to be a big issue and said we have \$150 million development right behind this and a lot of other things going on. The Mayor said he wants to work with council and is interested in what they have to say, but said it's for the civic symphony and it's been on for a long time. He then asks if there are any questions for him and says he's embarrassed about this because the city has much better things to do.

Ald. Zima states he believes nobody has an objection to having some music but again said it shouldn't be any political figure introducing it. He said he was unaware of the recording until a month and a half ago and still feels it is self serving, adding

that he feels the Mayor is using city resources to self promote himself. He feels it is fine to have any neutral voice introduce the music and feels they should have it removed.

Mayor Schmitt then states that for the record Ald. Zima's motion on behalf of himself and the residents of Green Bay that he called and he didn't like it.

Ald. Tom DeWane states that he got a few calls too and he just told them that he's running against the Mayor and that he's not going to say anything. He further states that people believe that the Mayor is doing this for a reason. He then asks if he would feel comfortable having someone on staff do the recording.

Mayor Schmitt then states there are many cities that when you drive in there is a sign with the Mayor's name on it. Is that self serving? He doesn't know why we are doing this now. It's been on there and it's not self serving. There is not a message on there saying to vote. It just says to enjoy the civic symphony and I'm sorry you're on hold. He asks Ald. Tom DeWane what he would like.

Ald. Tom DeWane stated he wouldn't have his voice on there and said he's running against the Mayor and isn't going to fight with him. He commented that after 12 yrs. the Mayor's voice is now on there. He thinks it was done for a reason and the people he's talked about it with have said the same thing.

Ald. Wiezbiskie said that he believes the Mayor, that there wasn't a political motive and added that the recording has been there for a year and a half. He asked, what's the next thing they are going to do? Make the Mayor remove his billboard because they don't like it? He agreed that everything is too political right now.

Ald. Tom DeWane then stated that is what happens this time of year.

Ald. Wiezbiskie stated that's what his take on it is.

Ald. Tom DeWane asked for motion to open the floor for interested parties. Ald. Steuer motions, Ald. Wery seconds the motion. Motion carried.

Floor is open.

Bill Meindl, 125 W. Mission Rd., Green Bay-He posts, writes and comments on a website called "Green Bay Development News". He stated, "If you want a prime example of the city council micro managing the city, here is it." He said it's absurd that this is even being talked about, adding that it shows how one alderman who is obsessed with the Mayor over and over again, has taken undue influence over the city council. This alderman has a personal campaign and vendetta against the Mayor.

He believes the city council has no authority to tell the mayor that his voice cannot be used on the system. They have no authority what so ever to do that.

Mr. Bunker, 2673 W. Point Rd., Green Bay-On the issue of the Mayor being on the hold music, he totally agrees that it's just another example of our common council getting involved with these petty little arguments. The Mayor is the Mayor, and because of that, he does have certain authorities that some other people do not. He feels that if the Mayor wants to greet customers or citizens that are calling city hall, its well within his right to do so. He agrees with Mr. Meindl that it's absurd to have an Alderman make an issue and spend 25 minutes talking about this as opposed to talking about some of the more important issues that face the city. He also agrees that the Mayor did this a year and half ago for the symphony when they came to him and asked if there was something that the city could do. He summed up by stating that the message has no political reference, the Mayor has the authority to do this, and it shouldn't have to come in front of the Advisory Committee to defend the action.

Motion made to return to regular business. Motion carried.

Ald. Scannell stated that he agrees with Ald. Wiezbiskie that this is just political. He doesn't care who the Mayor is, past, present, future, he thinks they need to promote the city. He doesn't see the issue, stating there's no political message here; it's just the Mayor's voice. He's the chief executive for the city and he doesn't see this as being a big deal.

Ald. Steuer stated he hasn't had any complaints and would state as such if he had received any calls. With that being said, he's fine with the message.

Ald. Wery stated there are other issues they should be spending more time on. He wants to know why the Mayor hasn't handed over his campaign finance reports. Ald. Tom DeWane cautioned him not to go into that, they need to stay on topic. Ald. Wery then stated they shouldn't spend any more time on this topic.

Motion by Ald. Zima to remove the Mayor's voice from city phone system.

Motion denied. (1 Aye, Ald. Zima) (4 Nay, Ald. Tom DeWane, Ald. Wery, Ald. Wiezbiskie, Ald. Steuer).

4. Referral from Council to review and discuss the results of the February 12, 2015 neighborhood meeting pertaining to the Grandview Development.

Ald. Tom DeWane stated he'll go straight to Director Kim Flom and Dan Lindstrom.

Director Flom stated that there is quite a bit of information in their packets that has been given to them previously. The neighborhood meeting was held on February 12th with 55-60 people attending, adding that many of these residents who attended the February meeting are in attendance.

Ald. Wiezbiskie stated that in order to address this he would request that they look at the memorandum that was sent out January 26, 2015. He said he has gone through the document and highlighted several items. He proceeded to address the highlighted items starting on page #3 "What is the minimum house size?" He said the petitioner may address additional dwelling standards at the city council. He believes they have made adjustments to the rental properties and house sizes, the floor plan of basically the whole development. The first thing that came to his mind was that the council could choose to include the developer's proposed minimum home size in the PUD ordinance.

Page #5, the planning staff indicated that the growing senior population requires additional beds in all types of senior living facilities. While he believes that quite possibly does exist, he is concerned about the dire need of it. Included under that item it says "the council wishes language could be added to the PUD that would require senior housing projects to submit a site specific market study with their CUP application". They have actually submitted a document from Buckman that gives some specifics. Ald. Wiezbiskie stated that language which zeroes in on the PUD are needed, adding that these projects come in through a PUD to the Planning Commission and back through City Council. The next item just below that says "the planning staff response of this process would require review of project impacts including traffic noise, design, parking, storm water and other site impacts." Some of those items will be covered as they go and will be required per the PUD. He said the study will be provided as they move forward and added perhaps the petitioner could enlighten them as to when that could possibly happen, adding there is quite a concern about storm water facilities. The next item dealt with multi-family and the petitioner reduced the amount of multi-family units after each of the public and neighborhood meetings. He stated that we are trying to work with the petitioner and the people and said give and take is important. Ald. Wiezbiskie stated he doesn't really see this happening but hopes there is some happy medium. On Page #6 the issue of doing the development in phases because of the size, he said council can request amendments to the phasing. They did go into the phasing plan and said the concern there was are all the apartments and rentals coming first. The petitioner said something to the fact that people will build houses more readily and buy lots once they know what is going on around them. Further down the page, if they build all of the multi-family first, will single family homes be built? The staff response was again

the council can request amendments to the phasing plan so that more single family homes are included in phase number one. He stated the density only shows 15% multi-family, he believes they have some figures mixed up and could take a better look at that. Page #7, section 3, again the council can request that additional green space can be included in the enclosed plan. He would like to see this reviewed and favors more green space stating he believes it would enhance the whole development. Also on page #7, the draft PUD requires any multi-family development to be reviewed and approved by the Plan Commission. They will be reviewed on a basis of one to one. Council has the power under the PUD ordinance to review these particular items. Next on page #7, what if the planning department continues to recommend multi-family units when the immediate neighbors have objections to the idea? It says the comprehensive plan for this area includes a provision for multiple housing types, including multi-family. Page #8, land use commercial. Would accommodations include bed and breakfast establishments, small hotel or inn? He stated he can't believe that it is part of it and suggested striking that from the plan. If there is anything additional in the plan they need to clarify that. He indicated council still has the power and he hopes this is not something that is going to run away from them. The latest call he had with the developer was a plea basically to review the plan and he's proposing that council state what we are looking for.

Ald. Tom DeWane asks Director Flom if she would like to discuss what Ald. Wiezbiskie just talked about or should he just continue.

Director Flom responds but it's inaudible.

Ald. Steuer then addressed Director Flom and D. Lindstrom; he would like to know what the numbers were for residential and how many acres for the green space. Director Flom stated the developer can address that. Ald. Steuer believes Ald. Wiezbiskie touched on some good points. This project has been going on for some time and they've had opportunity to go out there and take a look. They have the comp plan that has called for development in that area. He's been looking to see the reduction in the multi-family. He thinks that is one thing that has been on many people's minds. With that being said, he stated the multi-family originally in Oct. was 33.45 acres. After the Nov. Plan Commission meeting it went up to 38.76 acres, which is an increase of almost 16%. Then in January there were some adjustments, and it went down to 37.08. In March when it went to city council it was back down to 33.02 which was about the same as the Oct. figure at the neighborhood meeting. Ald. Steuer stated he has 2 children that are 22 and 18 yrs old and said he's not sure his son and daughter will be willing to buy a house right away. He's seen patterns of changes in living style with kids staying home longer. Ald. Steuer feels this project would be done well, adding that he looked at other projects that the developer has

done. The only thing he questions is, if the adjustments to multi-family have been enough? He stated that he'd like to see more facts and figures on green space and is aware that the developer is thinking about giving up some of the land for the Baird Creek area. He would like to see the phases somewhat tempered so if you have a development you have some residential, some apartments going in incrementally and hopes it doesn't end up with everything looking the same. He summed up by saying council needs to be proactive and has control on this. He asked if we're going to keep this in Green Bay?

Ald. Zima said council needs to decide what they want to develop and achieve in the end. He stated that history has shown the initial value of apartments and multi-family doesn't stay. He said as soon as they are not able to collect the \$800-\$1,000 rent, they ask the assessor for the values to be reduced, but first residential holds the value and is the foundation of our community. He feels it will be difficult to build first residential homes between two large apartment complexes. He would compromise to have some senior living units. He added that in the past, people didn't want duplexes in their neighborhood, let alone apartment buildings!

Ald. Tom DeWane indicated he made a chart of his district and said there are \$300-\$400,000 homes being built near an inlet of duplexes and condos, so it can be done. Also, he said people who rent there tend to stay a long time.

Motion by Ald. Wery, second by Ald. Steuer to open the floor to allow interested parties to speak. Motion carried.

Jeff Gretzka, 3667 Finger Road, Green Bay, said the problem is that "we never had a dialogue." He stated that he sent the aldermen a financial analysis of the project and they need to decide based on 1) what is financially best for the city and 2) what the people want. He indicated that they've heard the people aren't in favor of having 50% of the units being apartments and suggested putting the apartments somewhere else, like on Finger Road. He said if you take out the apartments first, then the multi-family, the city would lose only 9-10% evaluation. He questioned the size of the lots that the \$300-\$400,000 homes were being built on, in Ald. Tom DeWane's district. He recommends replacing the apartment units with 3 single family units. He added that the developer indicated the taxes to the city would be \$4 million, but said it would only be \$1.5 million.

Mr. Gretzka responded to comments and questions from Ald. Steuer, including stating that he does see a future for multi-family developments.

Ald. Wiezbiskie recognized Mr. Gretzka for his persistence and accurate figuring and inquired if there is depreciation in the taxability of rentals as they age? He responded

that he has lived in many places and people don't have a vested interest in duplexes or other rentals. He stated that he has heard the taxability of rentals may decrease as they age but couldn't confirm that.

Ald. Zima questioned the 9% figure on Mr. Gretzka's analysis and asked that he review the numbers, which he did. He explained how he arrived at the numbers and agreed with the developer on the \$176 million total valuation. Ald. Zima said it would be good to review what apartments were valued at 20, 30 years ago and today, adding that in less than 10 years these values decrease immediately. He said the city and the developer are taking a big risk with this.

Debra Cesar 365 S. Grandview Rd., Green Bay, questioned Ald. Tom DeWane as to the lot size that the costly homes were being built on. He will check and let her know. She stated that she has two adult sons, one is a home owner in Green Bay and he is concerned about vacancies in his area and has expressed this to his alderman. Her other son lives in San Francisco and would like to buy a home and commented that building more apartment complexes was the way to go a few years ago, but now all his friends are buying homes, not renting. She said when the neighborhood meeting was held and breakout groups were formed, every group asked why apartments? Why apartments first? She indicated that she heard there is another plan which even increases the size of the apartments and expressed concern about these being built.

Dennis Golueke, 375 S. Grandview Rd., stated that this is a beautiful area and doesn't see the need to turn it into a small inner city. He favors keeping it zoned first residential.

Tina Bunker, 825 S. Huron, inquired of the purpose of the comprehensive plan. Director Flom responded it's a tool that helps Planning staff evaluate proposals for future land use, adding that Council has the final authority. She said she believes the plan was adopted unanimously in 2003 and staff uses this as a guide as to what the land use should be used for. She also said she surveyed the area vacancies and several have waiting lists. They also proposed a 15% reduction of multi-family units. The green space is 20% of the space. The proposed location for Grandview is an ideal place for such a project. She further states that we need to build multi-family during the economic upturn as shortages of housing will occur. Rental property rates have been increasing due to shortages. Further reductions don't make sense for the developer due to the amount of green space.

Ald. Steuer asks if what she's say is that 70% of the area is residential and green space. T. Bunker states that it is. Ald. Steuer asks if for some reason the multi-family portion were taken off the table, would this project no longer be feasible? T.

Bunker states it would no longer be feasible. He asks if there is more room for reduction and T. Bunker states that they've done everything they can.

Ald. Wiezbiskie states that he's under the understanding that the developer has an obligation to donate a portion of the land due to DNR rules about wetlands. T. Bunker states that the developer is not under an obligation to do that. The City didn't have the money to buy the property for Baird Creek and can't force some to donate property. They have a right to take it but they also have to pay for it if they do. He has a hard time with them having the multi-family units due to his experience dealing with such housing. They have to be run correctly.

T. Bunker states there are currently no rental units within walking distance of Red Smith School. They are trying to provide that so that students of other social economic backgrounds would have a chance to be able to move into the district and attend Red Smith School. Currently they are being bused. Ald. Wiezbiskie interjects that there are rental properties in walking distance of the school and cites some examples and many of those examples have issues with the tenants. Some of the worst issues he's had to deal with in his district. He still questions the need for the rental properties. He agrees with the people in the neighborhood and their take on the rental properties and the issues with them. T. Bunker states the examples he gave are owned by different individuals and the new project would be managed by a management company.

Ald. Zima states that the city council needs to decide what the best use for that land is for the long term and the good of the city. He feels that most people want the rental part of it to be reduced not a little but a lot. Maybe push all the rental properties to one side or a certain area. He doesn't really want to see any more apartments in the city of Green Bay. If anything they should reduce the number and have more single family because that what he thinks strengthens neighborhoods.

Jackie Gretzka, 3667 Finger Road, Green Bay, She believes that single family neighborhoods are the best thing for the city of Green Bay. It's not that she is against apartments but there is plenty of room a few short blocks away. Vacant land that once was going to be a Wal-Mart. She is attached to the development but says she was never notified of the first neighborhood meeting. She was told everyone was notified. Many of the people she's spoken to that have lived 30 plus years in the area don't want the development. They are asking for no apartments. There are many areas on the south side of Mason where they could be commercial buildings. Please don't build the commercial businesses and apartments.

Ald. Tom DeWane states that the property she's referring to about the Wal-Mart is owned by Wal-Mart and they won't sell it. The city also wants to develop the land south of Mason. The developer can't build on property that someone else owns.

Ald. Steuer states that Wal-Mart owns a lot of land in that area that they are not getting rid of. So it's not an option. He further states how he's noticed in Appleton how when they built Appleton North HS that the area around it developed. He's curious about it because there are really not many areas around that they can compare this to. This is big project so it would be nice to have comparables. He asks if there are comparable and is told there are some in Madison.

Jeffrey Bunker 2673 W Point Rd., Green Bay, He states he does not have a horse in this race; he is the brother of the developer. He's heard a lot about strong communities and wanting to build a strong community. He lived in Minneapolis for a while and they were just recognized for having one of the strongest communities in the Midwest. The reason for this is due to the mixed use developments that they have. They have no low income housing in the city anywhere. They don't segregate their communities. He's spoken to the developer and they've gone toe to toe on issues relative to this development on what is right for Green Bay. People are looking for places they can move in and out of with relative ease. That's why the city would want this type of development. If you have good ownership and management you are going to have good properties. That's what really matters. He is asked if he is an investor in this property and he is not. He was concerned about this project at first too and that's why he's gone toe to toe with his brother, the developer.

Mr. Cesar, 365 S. Grandview Rd., Green Bay, asks if the developer, T. Bunker is a resident of Green Bay or if the address she is giving a business address. If she is not, is she planning to live over in their "utopia" like the rest of them?

John Bunker, 825 S. Huron, Not everybody can afford a house. What they are trying to do is make it so everybody can move on. This area is very much like his home. You have business, duplexes, apartments and residential. Everybody is concerned about the size of the homes. The market will tell them what to do. This is going to take 30 years to build out. The areas they are talking about having problems likely have too many units per acre. He can't see saying no to having any multi-family units because it is a need. If Green Bay doesn't provide it people will live in apartments outside the city. Not everyone has the credit ratings to buy a home. They are letting the council decide what is best for the city. They know they are not going to make everyone happy. They understand under the PUD they have to come to the city every time they build something on this project. It's going to take a long time to develop this land. They are not going to invest the money to build the apartments if they don't

believe they can rent them. Their intention is to start with building the senior living portion. He's bought in Green Bay and he believes in Green Bay. He doesn't make the final decision, it's the council. In the last 2 year there have been 7 units of apartments built in the city of Green Bay. There have been 650 units built in the rest of Brown County. There are 1,000's of acres left in Green Bay.

Ald. Steuer states he understands that he has taken some of the Alders out there and he's from the neighbors that they don't want these apartments. He's asked Tina if a reduction of apartments would it work. He wants to know what his take is on it.

J. Bunker says its only 10 acres out and they could reduce but he believes and city planning believes that this is what is needed. Homeownership is only at about 50% right now. He believes in the future this is what is needed. It's only 33 acres out of the total for the multi-family units. It is 12 units per acre. It is 397 multi units total. There will be a big box grocery in that area someday. The Wal-Mart site is 28 acres.

Ald. Steuer asks K. Flom how many acres are avail on the east side. She states there is approx 1,743 acres left in the city of Green Bay. That includes a 15% reduction for right of way.

Ald. Steuer states that looking at other communities they may not have a stringent of ordinances as Green Bay. Bellevue is building a huge complex on the edge of Green Bay. He assumes most of those people work in the city or close to it. We need to be cautious and look at what is being developed.

J. Bunker states that the economy is turning around and people want to start investing in senior living. He's had the property for over 10 yrs. He has many investors in involved. In one property he's a 1/6 owner and another he's a 1/8 owner.

Bill Meindl, 125 W. Mission Rd., Green Bay, This is in response to the question about similar projects in the area. There are some. There is Centennial Place in Hobart; it's a large mixed use project. There's also Howard Center in Howard and both seem to be very popular. The council says there's not enough development in Green Bay but here there is one. This is a big golden opportunity. The developers have compromised and made significant changes since this started over a year ago. The demographics are changing and these developments are becoming more popular.

Jackie Gretzka, 3667 Finger Road, Green Bay, They are not saying no development and leave this a farm field. If she could buy the property herself she would and just plant trees but she can't. Build just single family homes please.

Debra Cesar 365 S. Grandview Rd., Green Bay, Her question is about phase one. She's not opposed to the senior living center or nursing home, but no apartments.

There is no proof that they are going to build a school out there and there not be a school for 10 yrs.

Ald. Tom DeWane states there may be demand for a school. They just don't know yet.

Motion to return to regular order by Ald. Wiezbiskie, seconded by Ald. Wery. Motion carried.

Motion for 5 minute recess by Ald. Wiezbiskie, seconded by Ald. Wery. Motion carried.

Back in session.

Ald. Tom DeWane does want to state that they have a letter that was sent to Mayor Schmitt from River City Realtors, Pat Caster and the letter is 3 pages long. The letter states that she is for the development. He is asking that staff make sure all the Alders have copies and it is in the record.

Ald. Wiezbiskie, Thanks the staff for the comprehensive document. The only question he has is on page 3, who came up with those figures? K. Flom states they came from the developer. He doesn't believe they should be making a judgment based on the figured. He thinks it is way too premature to bring this to council the following week.

Ald. Zima, He thinks it's time for them to make a decision. The council is going to control this all along. What they do that night and going forward is very important. They should have started the discussions sooner. The question is if we really want more apartments. If the outside areas want the apartments, let them have them. We should have more single family houses. That's the neighborhoods we want. The problems in his district are primarily at the apartments. He thinks they need to encourage the developer to come back with a different plan with fewer apartments.

Ald. Wery states that his big issue is what they want the neighborhood to look like in 50 yrs or 100 yrs. It's a big one for him. He's willing to wait for something better.

Ald. Steuer states there is a lot to think about on this. He likes the concept of walk able communities. Green Bay is not a very densely populated area. They have to look at what is good for our city. He doesn't necessarily want to turn down development. The city is steadily growing. This is something they are taking very seriously. He's appreciative of the planning department and the neighbors for all they've done.

Ald. Tom DeWane states he has a little bit of different perspective on this. The reason is they are deciding today that they are not going to let people who cannot afford a house to be able to move into these types of areas. He's hearing from people that if we build in a different area it's ok. It's says to just discuss so they can't make a decision that night. They will discuss at council. It's a big decision that they have to make. He understands that the people that live there don't want any multi-family units. They've been discussing this project for 6 months. It's time they bring forward to council and make a decision.

Motion by Ald. Zima to refer back to staff. Ald. Tom DeWane denies it. Motion by Ald. Wery made to challenge the chairman regarding to refer back to staff, seconded by Ald. Steuer.

Ald. Zima passes the motion on to Ald. Wiezbiskie. Request to make a motion back to Ald. Zima.

Motion by Ald. Zima to refer back to staff in order to work with the developer of Grandview to create 2 new plans for a total of 3 plans. One plan should be existing plan, one plan should show no apartments and one plan should be a compromise between the current plan and no apartments. Motion seconded by Ald. Wiezbiskie. Motion carried.

There being no further business, motion by Ald. Wery to adjourn, seconded by Ald. Steuer. Motion carried.

Respectfully submitted,

Deanna Debruler/Mary Haupt